

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 28 August 2025 13:09:34 UTC+01:00
To: "Foote, Adam (Principal Planning Officer)" <Adam.Foote@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 25/0375 (Land Formerly Known As Whitehead Works Mendalgief Road Newport South Wales) (FULL)

Hi Adam

Re: ERECTION OF A 66NO. BEDROOM CARE HOME (USE CLASS C2) FOR OLDER PEOPLE WITH ASSOCIATED ACCESS, PARKING , LANDSCAPING AND ANCILLARY BUILDINGS

This proposal is for a purpose-built 66-bedroom residential care home over three storeys, with associated access, parking, landscaping, and ancillary buildings. It will be situated on land which has outline planning consent for a mixed-use, residential led development (including elderly care accommodation) under application 15/0775.

Heritage comments relating to 15/0775 observed that the site is not located within a Conservation Area, nor does it contain any heritage assets such as listed buildings, locally listed buildings, or scheduled monuments. However, the site is located approximately 40m to the south of Belle Vue Conservation Area and Belle Vue Historic Park and Garden. This registered area contains several listed buildings, with the nearest being Cardiff Road Lodge, approximately 45m away from the site. Of particular relevance is that significant view within the Grade II Registered Park; one which affords views from the elevated Grade II Pavilion and attached Conservatories (Cadw Ref. 16955) and the Grade II Terracing below (Cadw Ref. 16956), through the treed park slopes below and towards the wider city beyond.

Notwithstanding the above, the proposed site is detached from those heritage assets, being separated by the substantial park boundary, the wide and busy Cardiff Road, a railway line, and a swathe of mature vegetation which borders the proposed site to its northern edge. Considering also that the proposed site has formerly been in industrial use, is substantially offset from that identified key view within Belle Vue Park - and given the significant separation of the site from the abovementioned registered assets, it is considered that the proposed development would not impact upon their setting.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer
Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: 14 August 2025 12:33

To: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 25/0375

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/0375

Address: Land Formerly Known As Whitehead Works Mendalgief Road Newport South Wales

Proposal: ERECTION OF A 66NO. BEDROOM CARE HOME (USE CLASS C2) FOR OLDER PEOPLE WITH ASSOCIATED ACCESS, PARKING , LANDSCAPING AND ANCILLARY BUILDINGS

submitted on 16 May 2025.

View details of 25/0375 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0375&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7Ca6ed91da56374096462e08dddb264d5b%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638907679891706824%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFrpbGlzIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=FCb8TB5C4twAfrJgU3FbHXw39m9DYfZ8WDsJZMuCT%2B8%3D&reserved=0>

Your sincerely
Development Management